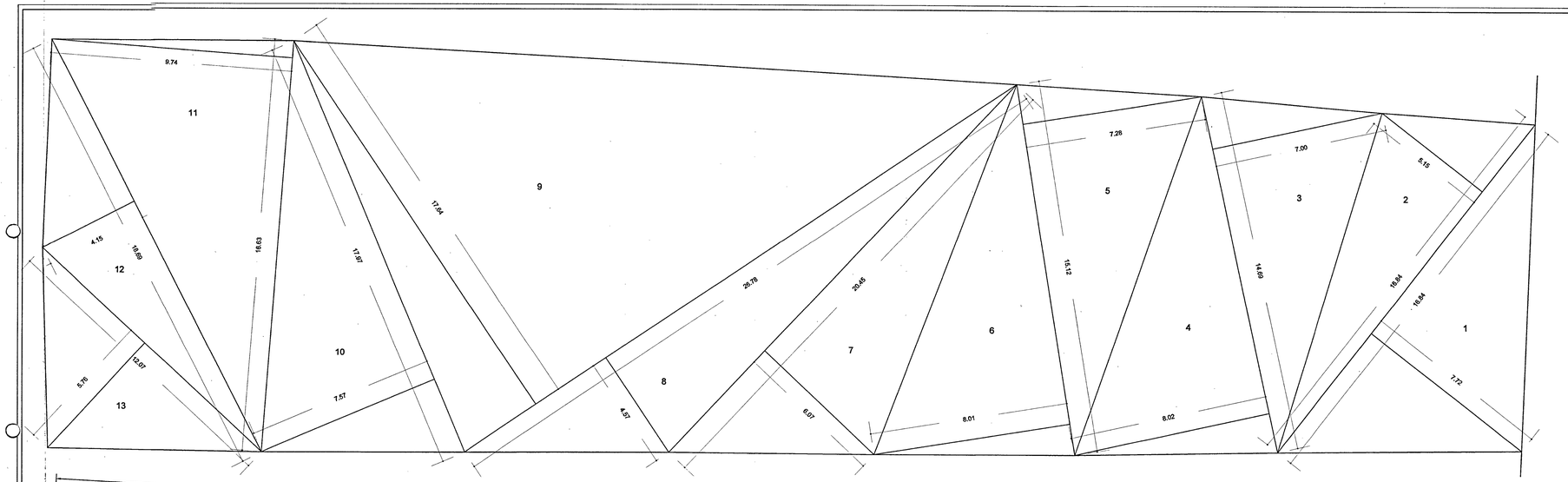
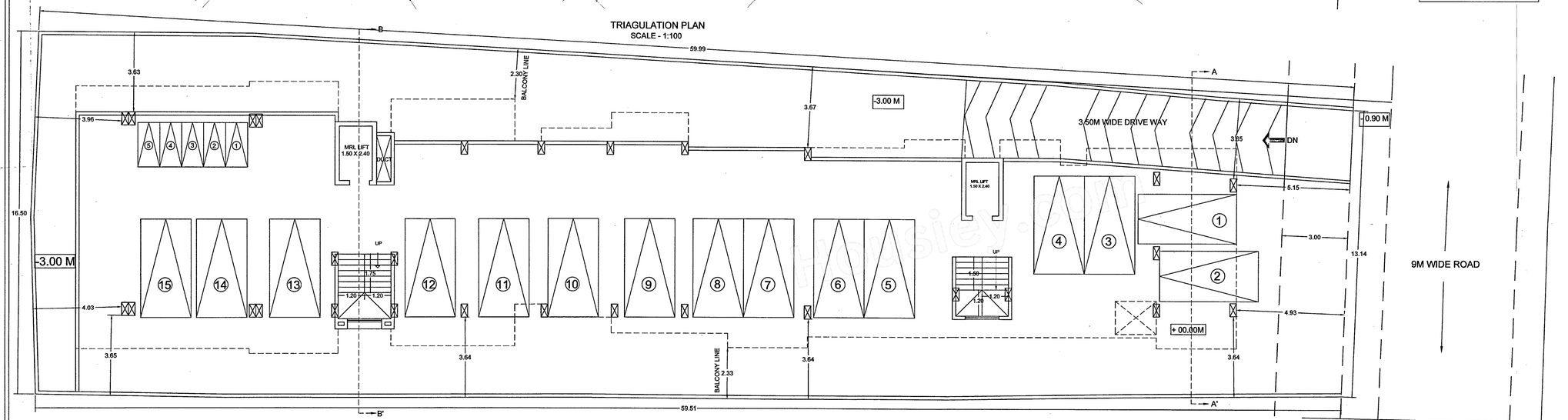
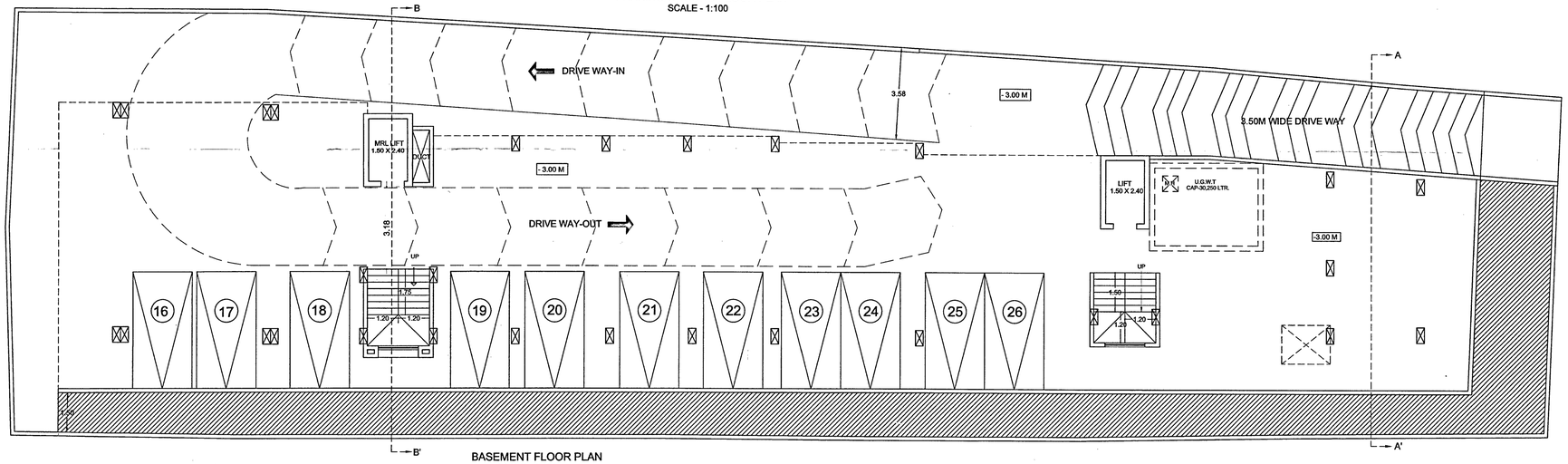


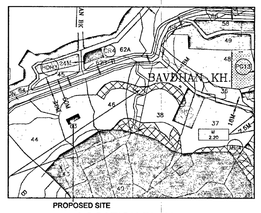
TRIAGULATION PLAN
SCALE - 1:100



PARKING/GROUND FLOOR PLAN
SCALE - 1:100



BASEMENT FLOOR PLAN
SCALE - 1:100



LOCATION PLAN N.T.S.

AREA OF PLOT BY TRIAGULATION METHOD
1) 0.5 X 7.72 X 16.84 = 65.00 SQM.
2) 0.5 X 5.15 X 16.84 = 43.36 SQM.
3) 0.5 X 7.00 X 14.69 = 51.41 SQM.
4) 0.5 X 8.02 X 14.69 = 58.90 SQM.
5) 0.5 X 7.28 X 15.12 = 55.03 SQM.
6) 0.5 X 8.01 X 15.12 = 60.55 SQM.
7) 0.5 X 6.07 X 20.45 = 62.05 SQM.
8) 0.5 X 4.57 X 26.78 = 61.19 SQM.
9) 0.5 X17.64 X26.78 = 236.19 SQM.
10) 0.5 X 7.57 X17.97 = 68.01 SQM.
11) 0.5 X 9.74 X 16.63 = 80.98 SQM.
12) 0.5 X 4.15 X 18.69 = 38.78 SQM.
13) 0.5 X 5.76 X 12.07 = 34.76 SQM.
TOTAL AREA = 916.21 SQM.

PARKING STATEMENT -

HAVING CARPET AREA EQUAL OR MORE THAN 40 SQ.M. BUT LESS THAN 80 SQ.M. FOR 2 TENAMENT :- 1 CAR, 5 SCOOTERS

TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
2	19	1	10	5	50

5% EXTRA PARKING FOR VISITORS

	CARS	SCOOTERS	
REQUIRED	11	53	CAR - 2.5 X 5M = 12.50 SQ .M
TOTAL PARKING REQ. / PROVIDED	19	5	SCOOTER- 1.00 X 2.00 =2.00 SQM

TOTAL PROPOSED CAR PARKING -19
AS PER UDCPR'S CLAUSE NO - 8.1.(6)(v)THE TOTAL 48 TWO WHEELER PARKING CONVERTED TO 8 FOUR WHEELER AS A COMPOSITE PARKING.

NOTE:- INSPITE OF TOTAL 53 NOS.OF TWO WHEELER REQUIRED 5 HAVE BEEN PROPOSED, AGAINST BALANCE 48 TWO WHEELERS, EXCESS 8 FOUR WHEELER PARKING HAS BEEN THE DETAILS ARE MENTIONED IN THE ABOVE CHART.

STAMP OF APPROVAL 1/3

New residential
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO CC/1967/22
DATE 31/10/22.

Building Inspector
Building Development Department

Deputy Engineer

PUNE MUNICIPAL CORPORATION BUILDING & DEVELOPMENT DEPARTMENT APPROVED PUNE

AREA STATEMENT			SQ.M.
1A	AREA OF PLOT AS PER 7/12 EXTRACT		900.00
1B	AREA OF PLOT ON SITE		916.21
1C	AREA OF PLOT AS PER DEMARCATION		-
1D	AREA OF PLOT AS PER PROPERTY CARD		-
1E	CONSIDER MINIMUM		900.00
2	LESS DEDUCTION		-
	a	AREA UNDER ROAD /(9MDP ROAD)	-
	b	AREA UNDER ROAD	-
	c	ANY RESERVATION	-
	TOTAL A + B + C		
3	NET AREA OF PLOT		900.00
4	LESS DEDUCTION		-
	a	OPEN SPACE 10%	-
	b	AMENITY SPACE 15%	-
	c	INTERNAL ROAD	-
	TOTAL (a+b+c)		-
5	NET AREA OF PLOT		900.00
6	ADDITIONS FOR FSI		-
	a. AMENITY SPACE15%		-
	b. INTERNAL ROAD		
	c. ROAD WIDENING		
	TOTAL ADDITIONS FOR FSI		-
7	TOTAL AREA (5+6) (GROSS PLOT AREA)		900.00
8	PERMISSIBLE BASIC F.S.I (1.1 X 7)		990.00
9	PROPOSED BASIC F.S.I		990.00
10	PERMISSIBLE F.S.I.ON PAYMENT OF PREMIUM		-
11	PROPOSED F.S.I. ON PAYMENT OF PREMIUM		-
12	PERMISSIBLE F.S.I. AGAINST TDR		-
13	PROPOSED F.S.I. AGAINST TDR		-
14	PERMISSIBLE ANCILLARY FSI W.R.T 60% OF (0.60X990)		594.00
15	PROPOSED ANCILLARY FSI		555.15
16	TOTAL PERMISSIBLE FLOOR AREA (8+14)		1584.00
17	TOTAL PROPOSED FLOOR AREA (9+11+13+16)		1545.15
18	RESIDENTIAL AREA		1545.15
19	TOTAL BUILT-UP AREA		1545.15
20	TENEMENTS PROPOSED		19

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER PEFERENCE WAS SURVEYED BY ME ON 15/11/2016 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/ P. SCHEME RECORDS/ LANDRECORDS DEPT/CITY SURVEY RECORDS.

AR.SHREYASH RUKARI.
ARCHITECT SIGN

SCHEDULE OF OPENING

DOORS		WINDOWS		VENTILATOR	
D	1.00 x 2.10	W	1.10 x 0.9	V	0.60 x 0.90
D1	0.90 x 2.10	W1	1.20 x 1.20		
D2	0.75 x 2.10	W2	1.40 x 0.90		
FD	1.70 x 2.10	W3	1.50 x 1.20		
SD1	2.15 x 2.10	W4	1.80 x 1.20		
SD2	2.30 x 2.10	W5	1.89 x 1.20		
		W6	2.70 x 1.20		

BRIEF SPECIFICATIONS AND OPENINGS

R.C.C.FRAMED STRUCTURE.
FOUNDATION UP TO HARD STRATA.
EXT. AND INT.WALLS ARE 0.15M THICK.
SAND FACED PLASTER EXTERNALLY.
MEERU FINISHED PLASTER INTERNALLY.
T.W.DOORS AND M.S.WINDOWS.

PLOT BOUNDRY SHOWN	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	DOTT.RED
EXISTING TO BE RETAINED	BLUE HATCH
ROAD WIDENING LINE	DOTT.GREEN

SITE ADDRESS

63/1/A BAVDHAN, TAL-HAVELI,DIST-PUNE.

NAME OF DEVELOPER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION,INFORMATION SPECIFICATION,PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY.I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION'S GIVEN TO THE ARCHITECT.

ADIRAJ DEVELOPERS.
THR. MANISH NANDKUMAR CHANDERE.&THREE OTHERS.

ARCHITECT:

RADICAL DESIGN STUDIO
THR. AR.SHREYASH RUKARI.
CA/2013/61593.
2134,Adhishthan,
Office #6, Sadashiv Peth, Off Tilak Road,
Pune -411030. India. Phone 020 - 24324458

RADICAL DESIGN STUDIO rds PUNE

NORTH	SCALE	DATE	DRAWN BY	CHECKED BY
	1:100	30/08/2022	TEJASWINI	SHREYASH